### Planning, Building & Environmental Services

Vineyard House Winery 1581 and 1583 Oakville Grade Rd; APN: 027-360-022-000 Use Permit (P19-00448-UP), Use Permit Exception to the Con. Regs. (P21-00341-UP), & Exceptions to the NCRSS

Presented by Matt Ringel



### Presentation Agenda

- 1. Site Description
- 2. Permit Request
- 3. Project Updates
- 4. Recommendation





# 1. Site Description

Use Permit (P19-00448-UP), Use Permit Exception to the Con. Regs. (P21-00341-UP), & Exceptions to the NCRSS



# Site Description

**APN**: 027-360-022-000

1581 and 1583 Oakville Grade Rd

### **General Plan Designation:**

Agriculture, Watershed, and Open Space (AWOS)

# PARA COUNTY

### NAPA COUNTY LAND USE PLAN 2008 - 2030



### **LEGEND**



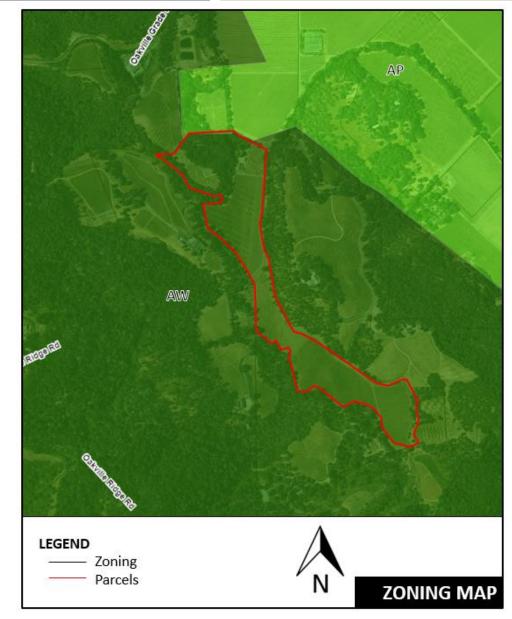
URBANIZED OR NON-AGRICUL Study Area Cities Urban Residential* Rural Residential* Industrial Public-Institutional	LTURAL	TRANSPORTATION  Mineral Resource  Limited Access Highway  American Canyon ULL  City of Napa RUL  Landfill - General Plan  Road		
OPEN SPACE Agriculture, Watershed & Open S Agricultural Resource	X #240 *** CVCCC	Airport Railroad Airport Clear Zone se Winery Use Permit, Exception to the Cor		
		ptions to the RSS (P18-00488-UP & P21-00341-UP)		

See Action item AG/LU-114.1 regarding agriculturally zoned areas within these land use descriptions.

# Site Description

**Zoning District:** 

Agricultural Watershed (AW)

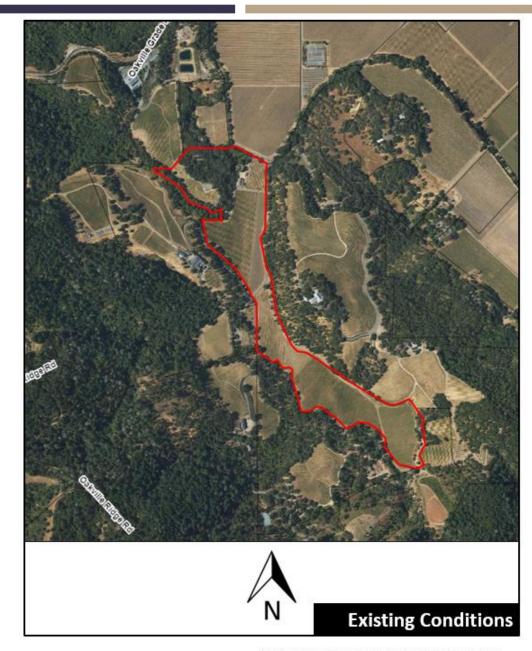




# Site Description

### **Existing Uses:**

- Single-Family Residence
- Farm Management Barn with office space



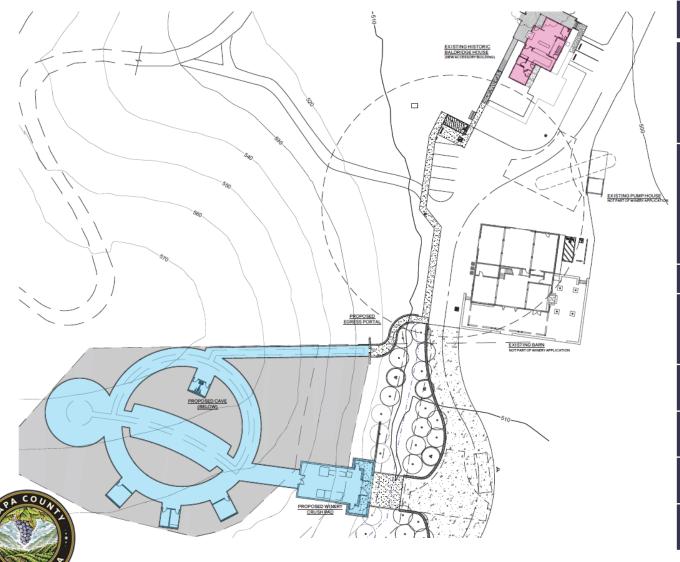




# 2. Permit Request

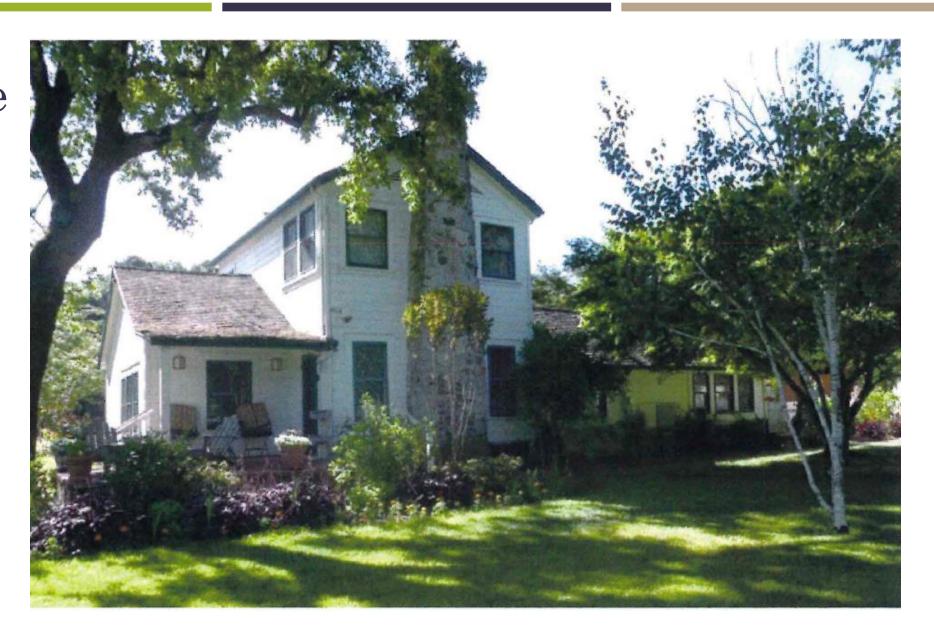
Use Permit (P19-00448-UP), Use Permit Exception to the Con. Regs. (P21-00341-UP), & Exceptions to the NCRSS



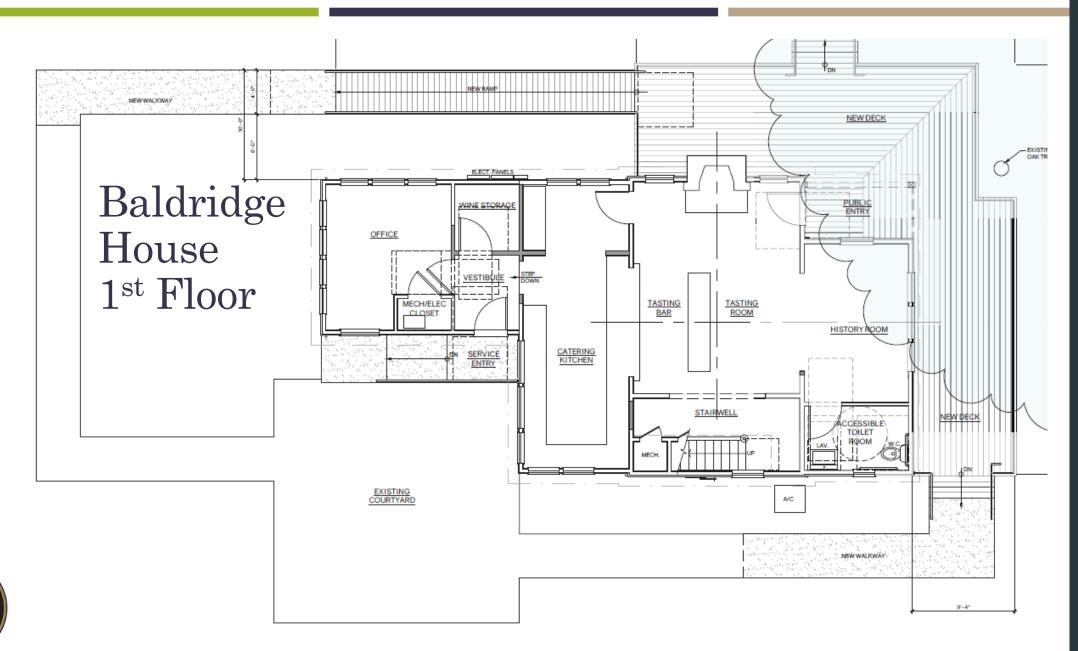


	Proposed Request
Visitation	12 visitors/day 60 visitors/week 3,120 visitors/year 10:00 a.m. – 6:00 p.m.
Marketing Program	12 events/year with 20 guests 1 event/year with 50 guests 1 event/year with 100 guests 10:00 a.m. – 10:00 p.m. (including clean-up)
Employees	FTE: 6
Building Size	Baldridge House – 1,567 sf Cave – 11,241 sf Portal/Crush Pad – 1,816 sf
Parking Spaces	8 (Including 2 ADA)
Production	20,000 gallons 8:00 a.m. – 6:00 p.m.
Operating Hours	7 Days/Week
On-site Consumption	Outdoor Patio, connected to the Baldridge House

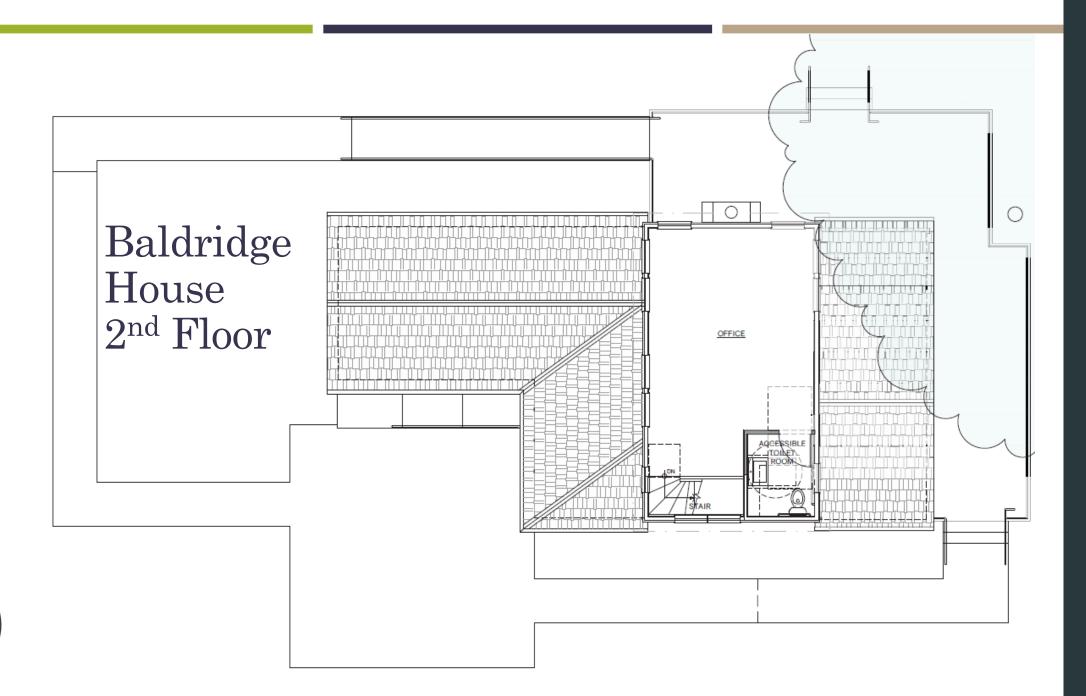
## Baldridge House



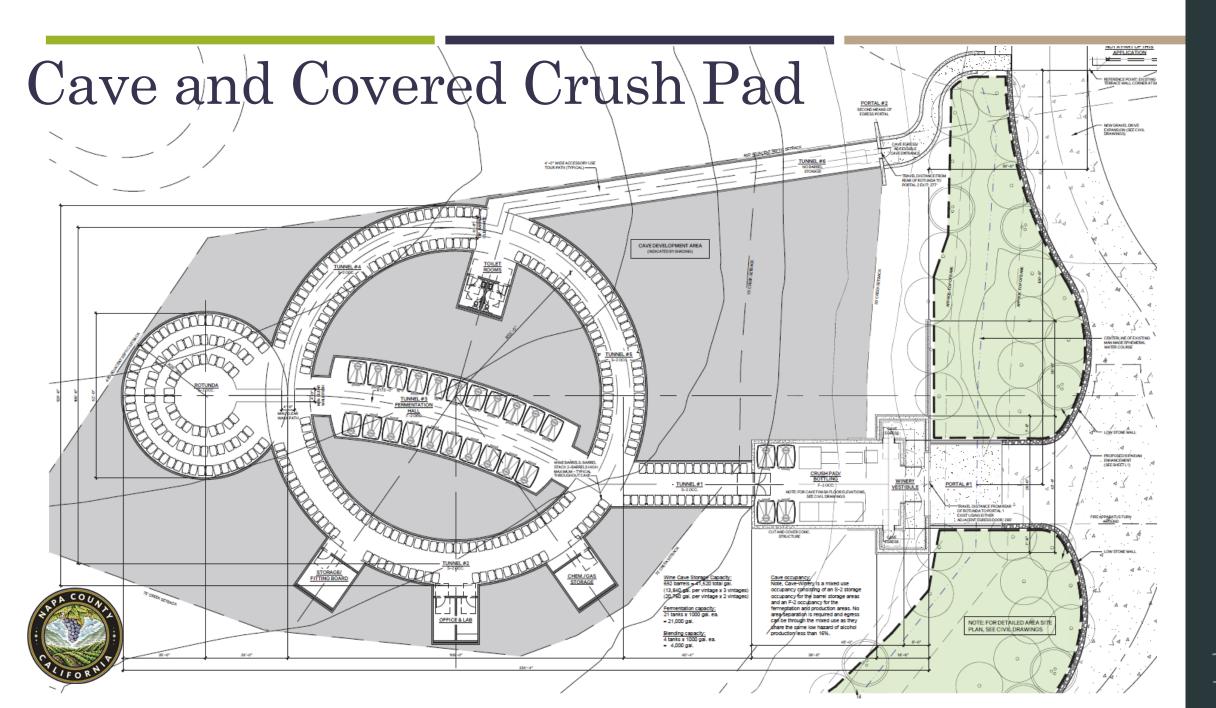


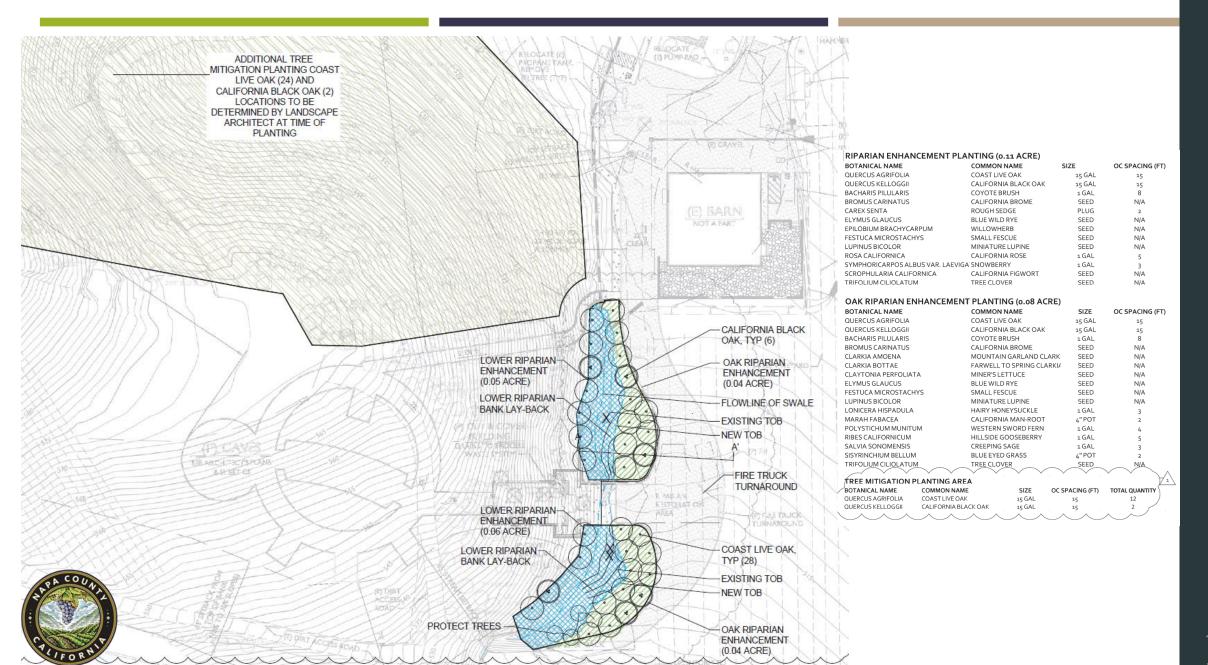


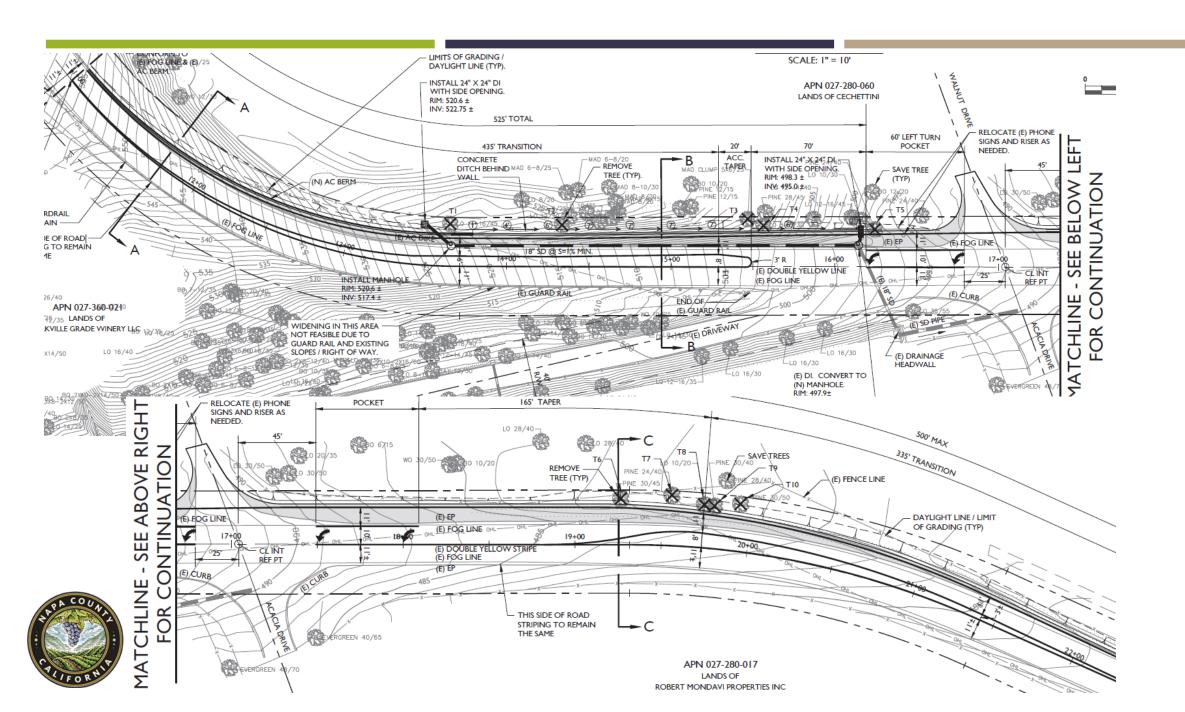












# Planning, Building & Environmental Services

### Water Use

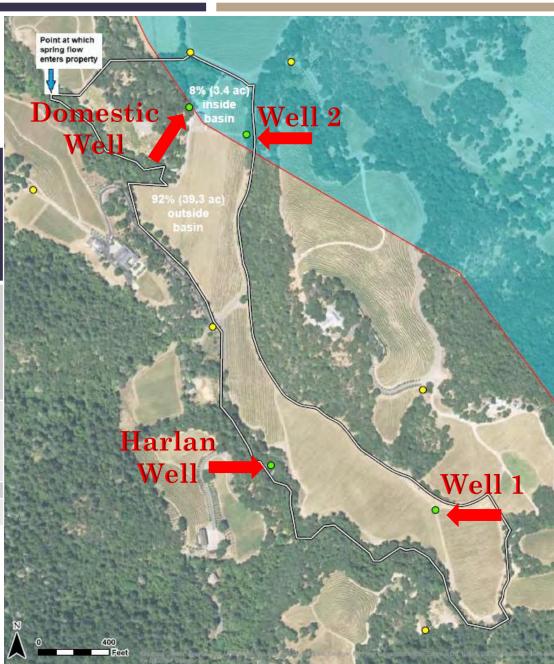
Source of Demand	Existing (AFY)	Proposed (AFY)	Difference (AFY)	
Primary Residence	0.75	0.75	0	
Lawn	4.360	2.799	-1.561	
Landscaping	0.455	1.185	+0.73	
Vineyard	0	4.45	+4.45	
Process Water	0	0.43	+0.43	
Employees	0	0.103	+0.103	
Tasting Room Visitation	0	0.029	+0.029	
Events and Marketing, with onsite catering	ts and Marketing, 0 onsite catering		+0.006	
Harlan Easement Well	Iarlan Easement Well 6.2		0	
Total	11.765	15.952	+4.187	



### Water Use

Portion of propert y	Assesse d Area (acres)	Average Rainfall (ft)	Rainfall Recharge Percenta ge (RCS, 2019)	Groundw ater Recharge (AFY)	Existing Water use (AFY)	Propose d Water Use (AFY)
Outside of GSA	39.3	2.5	17%	16.7	1.735 (Domestic Well using Tier I estimated values) 6.2 (Harlan Easement estimate) 7.935 = Total	14.952 (Well 1)
Inside GSA	3.4	0.3 AFY/ac County Guidelines	c (Per Napa WAA )	1.0	3.83 (Well 2)	1 (Well 2)
Total	42.7			17.7	11.765	15.952





### Water Use

### Tier 1:

• The existing groundwater usage is estimated at 11.765 acre-feet per year (AFY). The proposed new project would increase groundwater use by 4.187 AFY resulting in an overall water usage of 15.952 AFY. The estimated parcel groundwater recharge (inside GSA + outside GSA) is 17.7 AFY, equivalent to 90% of the annual groundwater recharge value.

### Tier 2:

• The project wells are located more than 500 feet from neighbor's wells and greater than 1,500 from a spring; therefore, meets the Tier 2 requirements are met.

### Tier 3:

• The aquifers of the project wells are not directly connected to Lincoln Creek and the unnamed ephemeral stream. The proposed project conforms to Napa County's WAA Tier 3 guidelines for groundwater-surface water interaction. Napa County has satisfied its duty to consider impacts to trust resources and no further analysis is required.

# Project Updates

- The Vineyard House team had discussions with the neighbors and found solutions to:
  - Left turn lane construction planning and coordination
  - Spoils locations



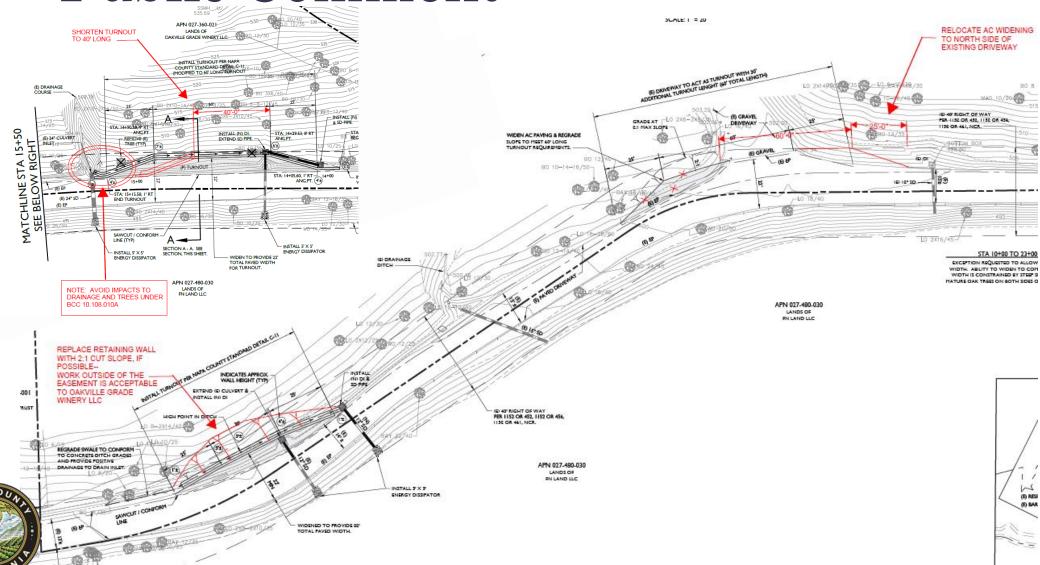
# Supplemental Memorandum

### Harlan Easement Well

• Updated COA 6.15.e.1 to remove the requirement that the Harlan Easement Well install a well meter, as the Vineyard House property owner has no legal access or ability to install a well meter on the Harlan Easement Well.



# Public Comment





## 3. Recommendation

Use Permit (P19-00448-UP), Use Permit Exception to the Con. Regs. (P21-00341-UP), & Exceptions to the NCRSS



### Staff's Recommendation

- 1. Adopt the Initial Study/Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) based on recommended Findings 1-7 in Attachment A;
- 2. Approve the Exceptions to the Road and Street Standards (For Left Turn Lane geometry and aspects of the shared driveway) based on recommended Findings 8-11 in Attachment B, and subject to the recommended Conditions of Approval in Attachment C;
- 3. Approve the Use Permit Exception to the Conservation Regulations request (P21-00341-UP) based on recommended Findings 12-19 in Attachment B, and subject to the recommended Conditions of Approval in Attachment C; and
- 4. Approve the Use Permit (P18-00448-UP) based on recommended Findings 20-24 in Attachment B, and subject to the recommended Conditions of Approval in Attachment C (incorporating staff's change memorandum).



# Thank you

Matt Ringel

Matthew.ringel@countyofnapa.org

(707) 299-1351

countyofnapa.org















### Cave Portal/Covered Crush Pad

